

## **NORFOLK CITY PLANNING COMMISSION - ITEM NO. 2**

**PUBLIC HEARING DATE: MAY 23, 2002**

### **STAFF REPORT-DEPARTMENT OF PLANNING**

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#### **PART 1: APPLICATION DESCRIPTION:**

Nature of Application:

**Changes of Zoning:** From R-12 (Medium Density Multiple Family) and C-1 (Limited Commercial) to R-8 (One-Family)

Locations: 9523 and 9536 – 9550 First View Street (Maps 1 and 2).

Applicant/Property Owner: Norfolk Redevelopment and Housing Authority

Description of proposed use:

The Norfolk Redevelopment and Housing Authority is requesting a change of zoning on two parcels of land located on First View Street. The first parcel is located on the southwest corner of First View Street and D Avenue and is currently zoned C-1 (Limited Commercial). The second parcel of land is located directly to the east on First View Street between D Avenue and Seaview Avenue. This property is currently zoned R-12 (Medium Density Multiple-Family).

The Housing Authority intends on creating a total of 6 lots for single-family homes. The Housing Authority has been acquiring properties along this section of First View street and demolishing older and generally dilapidated residential and commercial structures to create building sites for new homes.

Description of existing land use pattern:

These sites are located on a portion of First View Street and D View Avenue that is developed with a single-family homes, multiple-family apartment buildings and small commercial uses. Overall this portion of West Ocean View is generally developed with one and two family structures.

#### **PART 2: ANALYSIS/EVALUATION:**

Prior Zoning History:

1. 2000: A request by the Norfolk Redevelopment and Housing Authority to change the zoning on 9527 First View Street and

9543-9545 First View Street to R-11 (Moderate Density Multiple-Family) and R-12 (Medium Density Multiple-Family). These requests were approved.

**Neighborhood Impact:**

Currently, medium density, multiple-family and limited commercial development are permitted on these sites. Down zoning these properties to permit single-family homes would be in keeping with the Housing Authority's future plans for this neighborhood.

**General Plan Impact:**

The West Ocean View Plan as contained in the General Plan designates this area as medium density residential. This request would not conflict with the General Plan.

**Zoning Impact:**

For the sites to be developed with a single family homes, they would have to meet the requirements set forth in Chapter 4, Residence Districts, of the City of Norfolk Zoning Ordinance, 1992 as amended, specifically Section 4-8, One-Family (R-8).

**PART 3: RECOMMENDATION:**

It is recommended that this application be approved. Currently, multiple family residential and commercial development are permitted on these sites. Commercial activities along this section of First View Street have not generally had a positive influence on the area. Down zoning these properties to permit a single-family homes would strengthen and improve the residential character of this portion of West Ocean View.

Further this rezoning is consistent with the City's goals of encouraging single-family homeownership in Ocean View.

**MAPS:**

1. Location and Zoning
2. Site
3. Site Plan

**Report Prepared:** May 9, 2002

**Copies Provided To:**

City Planning Commission  
Applicant/Property Owner: NRHA

Civic Leagues:      Ocean View Civic League  
                             Ocean View Coordinating Committee

Others:

Bernard A. Pishko, City Attorney  
Daniel R. Hagemeister, Deputy City Attorney  
Shurl R. Montgomery, Assistant City Manager  
Sid Baker, Parks and Forestry